



Revised

**Special Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 6, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, October 6, 2020
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

**Cesar Acosta
Ana Aguirre – Secretary
Nadia Barrera-Ramirez -Vice-Chair
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith**

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. APPROVAL OF MINUTES

1. Approval of minutes from September 15, 2020.

Approval of minutes from September 15, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler was approved on the consent agenda on a vote of 11-0.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2020-0084 - The Training Kitchen; District 5](#)
Location: 1901 Matthews Lane, Williamson Creek Watershed
Owner/Applicant: Amanda Longtain and Matthew Shepherd
Agent: Stansberry Engineering Co., Inc. (Blayne Stansberry)
Request: SF-3; GO-CO to GR
Staff Rec.: **Recommendation of GO-MU**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Denkler to grant community commercial-mixed use-conditional overlay (GR-MU-CO) combining district zoning for Tract 1 (the existing 0.25 acre GO-CO tract) and general office (GO) district zoning for Tract 2 (the remaining SF-3 tract). On Tract 1, the Conditional Overlay prohibits the following uses: automotive rentals, automotive repair services, automotive sales, automotive washing (of all types), business support services, communication services, congregate living, consumer convenience services, consumer repair services, day care services (commercial), exterminating services, financial services, funeral services, general retail sales (convenience and general), hotel-motel, indoor entertainment, indoor sports and recreation, medical offices (not exceeding 5,000 sf and exceeding 5,000 sf), off-site accessory parking, outdoor entertainment, outdoor sports and recreation, pawn shop services, printing and publishing, research services, restaurant (general and limited), service station, software development, and theater. Motion approved on a vote of 8-3. Chair Kiolbassa and Commissioners King and Evans voting nay.

2. **Rezoning:** [C14-2019-0159 - Arboretum Lot 9; District 10](#)
Location: 9401 Arboretum Boulevard, Bull Creek Watershed
Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, CS, CS-1 to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Item withdrawn by Applicant; no action required.

3. **Rezoning:** [C14-2020-0092 - 13505 Burnet Road Rezoning; District 7](#)
Location: 13505 Burnet Road, Walnut Creek Watershed
Owner/Applicant: Grand HP, Ltd. (Richard Hill)
Agent: Smith Robertson, LLP (David Hartman)
Request: IP to MF-4
Staff Rec.: **Recommendation of MF-3**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to November 4, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler was approved on the consent agenda on a vote of 11-0.

4. **Resubdivision:** [C8-2019-0100.0A - Resubdivision of Lot 3, Block E, Westover Hills Section Four Section Phase Two; District 10](#)
- Location: 4201 Hyridge Drive, Bull Creek Watershed
Owner/Applicant: Stephen and Ellyn Yacktmann
Agent: Avalon Engineering (Bruce Aupperle, P.E.)
Request: Approval of the resubdivision of a lot into a two lot subdivision on 0.4329 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2019-0100.0A - Resubdivision of Lot 3, Block E, Westover Hills Section Four Section Phase Two, per revised plat, located at 420 Hyridge Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta was approved on the consent agenda on a vote of 11-0.

5. **Final Plat with Preliminary:** [C8-2018-0217.3A - Colton Bluff Phase 2; District 2](#)
- Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lone Star LP (John Zinsmeyer)
Agent: Carlson, Brigrance, Doering, Inc. (Geoff Guerrero)
Request: Approval of a final plat out of an approved preliminary for 64 lots on 12.17 acres
Staff Rec.: **Disapproval for Reasons**
Staff: Steve Hopkins, 974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to disapprove for reasons, per Revised Staff Report, Exhibit C, dated September 30, 2020 for C8-2018-0217.3A - Colton Bluff Phase 24 located at 7231 Colton Bluff Springs Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler was approved on the consent agenda on a vote of 11-0.

6. **Final Plat from approved Preliminary Plan:** [C8-2016-0145.4A - Parker Creek Ranch Phase 4; District 1](#)
- Location: 7620 Decker Lane, Decker Creek Watershed
Owner/Applicant: Forestar USA Real Estate Group (Daniel C. Bartok) / Jeanne Parker
Agent: BGE, Inc. (Brian J. Grace, P.E.)
Request: Approval of the final plat composed of 105 lots on 29.674 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2016-0145.4A - Parker Creek Ranch Phase 4 located at 7620 Decker Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler was approved on the consent agenda on a vote of 11-0.

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Sponsors: Chair Kiolbassa, Commissioner Duncan

Item discussed; disposed without action.

D. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

Commissioners King and Aguirre – Briefing on Opportunity Zones

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Barrera-Ramirez; Commissioners Duncan and Denkler)

No report provided

Comprehensive Plan Joint Committee
(Commissioners: Aguirre, Evans and Smith)

No report provided

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

Commissioner Ray stated the Committee reviewed and approved a recommendation for a variance for the property located at 1010 Clermont Avenue.

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, October 6, 2020 at 8:15 p.m.